

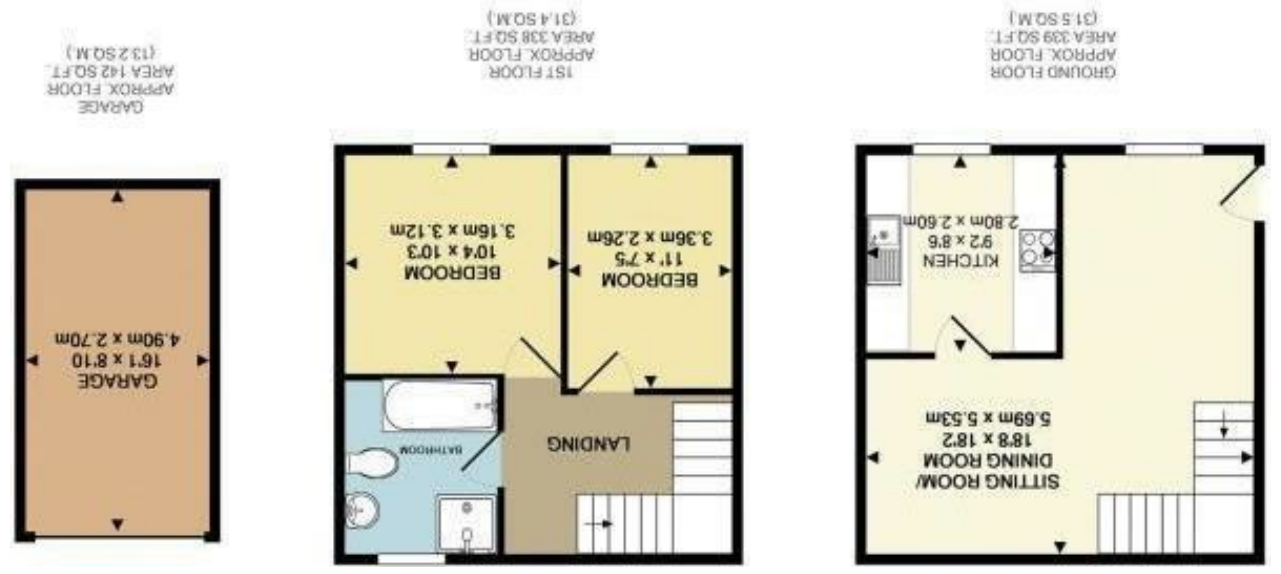
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (61-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (79-91)
Decent energy efficiency - higher running costs	D (81-91)
Not energy efficient - higher running costs	E (91-100)
Not energy efficient - higher running costs	F (101-120)
Not energy efficient - higher running costs	G (121-150)
Not energy efficient - higher running costs	H (151-180)
Not energy efficient - higher running costs	I (181-200)
Not energy efficient - higher running costs	J (201-250)
Not energy efficient - higher running costs	K (251-300)
Not energy efficient - higher running costs	L (301-350)
Not energy efficient - higher running costs	M (351-400)
Not energy efficient - higher running costs	N (401-450)
Not energy efficient - higher running costs	O (451-500)
Not energy efficient - higher running costs	P (501-550)
Not energy efficient - higher running costs	Q (551-600)
Not energy efficient - higher running costs	R (601-650)
Not energy efficient - higher running costs	S (651-700)
Not energy efficient - higher running costs	T (701-750)
Not energy efficient - higher running costs	U (751-800)
Not energy efficient - higher running costs	V (801-850)
Not energy efficient - higher running costs	W (851-900)
Not energy efficient - higher running costs	X (901-950)
Not energy efficient - higher running costs	Y (951-1000)
Not energy efficient - higher running costs	Z (1001-1050)



TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)
 Measurements are approximate, for 30 acres. (For 30 acres only, www.upzoom.co.uk)
 Made with AIRBICK (2019)

1 FIRST AND LAST COTTAGES SANDWICH ROAD CANTERBURY



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£220,000

- Two Bedroom End of Terrace Cottage
- Garage and Parking
- Open Plan Sitting/Dining Room
- Lovely Character Features
- Popular Village Location
- Great First Time Buy or Downsize
- Short Drive to City of Canterbury
- Viewing Recommended

LOCATION

The village of Ash is situated to the east of the Cathedral city of Canterbury, and is within 3 miles to the Cinque Port of Sandwich. There are two local pubs, a Post Office, primary school and several shops all on hand, and within a matter of minutes you can be taking a stroll through the beautiful Kent countryside.

SURROUNDING AREAS

The property is situated within approximately 9 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORT AND LOCAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

COMMUNICATIONS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ABOUT

Miles and Barr are delighted to offer to the market this two bedroom end of terrace cottage situated in the highly sought after village of Ash. Offering well presented accommodation with character features throughout, this is sure to make a fantastic first time buy or downsize. The ground floor comprises the open plan sitting/dining room with large original beam and separate fitted kitchen with integrated appliances. Upstairs you will find two bedrooms with original beams and the family sized bathroom featuring a bathtub and separate shower cubicle. Outside you will find parking to the front and a garage to the rear. Please contact Miles and Barr to arrange your viewing today. Please advise this property does NOT have a rear garden.

DESCRIPTION

Ground Floor

Sitting/Dining Room 18'8" x 18'2" (5.69m" x 5.54m")

Kitchen 9'2" x 8'6" (2.79m" x 2.59m")

First Floor

Landing

Bedroom One 10'4" x 10'3" (3.15m" x 3.12m")

Bedroom Two 11'0" x 7'5" (3.35m" x 2.26m")

Bathroom

Outside

Garage

